

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275> **PASSCODE: FDhmG9**

Or via phone at: **253-215-8782** with the following:

**Meeting ID: 961 610 0275 and Passcode: 892471**

***We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.***

**GUIDANCE FOR THE PUBLIC OBSERVING MEETING:**

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press **\*6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing **\*6**.

**REVISED JULY 26, 2023**  
**Agenda**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**August 9, 2023, 1:30 p.m.**

1. **Call to order.**
2. **A public hearing to consider each of the following;**

**APPEAL #20477** – Appeal filed by Orange Pop Design, LLC, c/o Michele Wright, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate an interior design studio, with art gallery, at 2100 Sidney St., 1<sup>st</sup> FL.

**WARD 8                      #AOP-9474-23                      ZONE: “C” – Multiple-Family Dwelling District**

**APPEAL #20467** – Appeal filed by DBA Phia Pelle, c/o Sophia Beard, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate a beauty salon, with retail sales of skin care products (no nail services), at 1128 S. 18<sup>th</sup> St. *(cont'd from 5/17/23)*

**WARD 8                      #AOP-9340-23                      ZONE: “B” – Two-Family Dwelling District**

**APPEAL #20470** – Appeal filed by Dun-Rite Auto Sales, LLC, c/o Natalie Harrison, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate a used auto sales business and repair shop, with body work and painting (no detailing), at 6103 W. Florissant Ave. *(cont'd from 6/7/23)*

**WARD 13                      #AOP-9392-23                      ZONE: “F” – Neighborhood Commercial District**

**APPEAL #11784** – Appeal filed by LS Contracting, LLC, c/o Aloysius Titsworth from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to do interior and exterior alterations, per plans, at 4831 Fountain Ave.

**WARD 10                      #AB-575599-23                      ZONE: “B” – Two-Family Dwelling District**

**APPEAL #11785** – Appeal file by Grice Group Architects, c/o Karl A. Grice, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to construct a multi-family building (zoning only), at 4221-27 Forest Park Ave.

**WARD 9                      #AB-573886-23                      ZONE: Central West End Form Based District**  
**ZONE: “J” – Industrial District**

3. **Deliberations on the above hearings.**
4. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on August 2, 2023.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

CC:

Via Email:

Zoning Staff  
Randall Mourning, Building Commissioner's Office  
Ed Ware, Building Inspection Section  
Jared Boyd, Mayor's Office  
Dan Isom  
Neal Richardson  
Neighborhood Stabilization Team  
Dale Ruthsatz, SLDC  
Sherran White, Building Inspection Section  
Brian Alcaraz, Building Inspection Section  
Chris Schlumm, Building Inspection Section  
Rob Orr, SLDC  
Russell Halliday  
Bennett Anderson  
Project Connect

Via Email with Attachments

Tracy Billups  
City Counselor  
Board Members  
Debra Aaron

Via Hard Copy with Attachments:

Mary Hart Burton, Zoning Administrator